BUILDING STANDARDS COMMISSION
2525 Natomas Park Drive, Suite 130
Sacramento, California 95833-2936
(916) 263-0916 FAX (916) 263-0959

February 21, 2014

Anita Pupping
Senior Deputy Fire Marshal
City of Encinitas Fire Department
505 S. Vulcan Avenue
Encinitas, CA 92024

RE: Ordinance #2013-07

Dear Ms. Pupping:

This letter is to advise you of our determination regarding the referenced ordinance with express findings received from your agency on January 16, 2014.

Our review finds the submittal to contain one ordinance modifying provisions of the 2013 California Building Standards Code in Title 24, California Code of Regulations (code), and express findings complying with Health and Safety Code §§17958.7 and 18941.5. The code modification is accepted for filing and is enforceable. This letter attests only to the satisfaction of the cited law for filing of local code amendment supported by an express finding with the Commission. The Commission is not authorized by law to evaluate the merit of the code modification or the express finding.

Local modifications to the code are specific to a particular edition of the code. They must be readopted and filed with the Commission in order to remain in effect when the next triennial edition of the code is published.

On a related matter, should your city receive and ratify Fire Protection District ordinances making modifications to the code, be advised that Health and Safety Code §13869.7(c) requires such ratified ordinances and express findings to be filed with the Department of Housing and Community Development, Division of Codes and Standards, State Housing Law Program, rather than this Commission. Also, ordinances making modifications to the energy efficiency standards of the code may require approval from the California Energy Commission pursuant to Public Resources Code §25402.1(h)(2).

If you have any questions or need any further information, you may contact me at (916) 263-0916.

Sincerely,

Enrique M. Rodriguez
Associate Construction Analyst

cc: Chron
Local Filings

City of Encinitas
Fire Prevention Bureau
505 S. Vulcan Avenue, Encinitas, California 92024-3633

January 7, 2014

California Building Standards Commission
2525 Natomas Park Drive, Suite 130
Sacramento, CA 95833

Mr. McGowan,

Enclosed is a copy of Ordinance 2013-07 which adopts the 2012 International Fire Code and 2013 California Fire Code with certain local amendments, additions and deletions. The findings justifying local adopted amendments are included.

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

Anita Pupping
Senior Deputy Fire Marshal
Encinitas Fire Department

Tel: (760) 633-2820; Fax: (760) 633-2818

ORDINANCE 2013-07

AN ORDINANCE OF THE CITY OF ENCINITAS WHICH ADOPTS THE 2012 INTERNATIONAL FIRE CODE AND 2013 CALIFORNIA FIRE CODE WITH CERTAIN AMENDMENTS, ADDITIONS, AND DELETIONS.

WHEREAS, Health & Safety Code Section 17958 mandates that the City of Encinitas shall adopt ordinances or regulations imposing the same requirements as are contained in the regulations adopted by the State pursuant to Health & Safety Code, Section 17922; and

WHEREAS, the State of California is mandated by Health & Safety Code Section 17922 to impose the same requirements as are contained in the 2013 California Fire Code, hereinafter referred to collectively as the Fire Code; and,

WHEREAS, the State of California is mandated by Health & Safety Code section 17922 to impose the same requirements as are contained in the 2013 California Fire Code, together with the Encinitas Fire Department amendments shall be City of Encinitas Fire Code for the purpose of prescribing regulations in the territory of the County of San Diego and the City of Encinitas and

WHEREAS, code amendments adopted by the State of California shall take precedence over the 2013 California Fire Code language. The 2013 California Fire Code language shall be used for those code sections not adopted by the State; and

WHEREAS, local amendments adopted by the City of Encinitas Fire Department shall take precedence over both 2013 California Fire Code; and

WHEREAS, Health & Safety Code Section 17958.5 permits the City of Encinitas to make such changes or modifications to the Codes as are reasonably necessary because of local conditions; and,

WHEREAS, Health & Safety Code Section 17958.7 requires that the City of Encinitas before making any changes or modifications pursuant to Section 17958.5 make express findings that such changes or modifications are needed due to climatic, geographic, or topographic conditions; and,

WHEREAS, the City of Encinitas of the City of Encinitas does herewith find that the City of Encinitas has certain climatic, geologic, and topographical features that can have a deleterious effect on emergency services such as fire protection and emergency medical services; and,

WHEREAS, the City of Encinitas finds that the modifications and changes to the 2013 California Fire Code are reasonably necessary because of the following local climatic, geological, and topographical conditions as identified in Exhibit "A"; and,

WHEREAS, certain amendments to the 2013 California Fire Code serve to mitigate to the extent possible said deleterious effects:

WHEREAS, Section 50022.1 through 50022.10, inclusive, of the Government code and Section 13869 of the Health and Safety Code, provide authority for the adoption by reference of codes, or portion of such codes:

NOW THEREFORE, the City Council of Directors of the City of Encinitas does ordain as follows;

Ordinance Number 2010-19 of the City of Encinitas is hereby repealed.

EFFECTIVE DATE: this ordinance shall take effect and be in force thirty (30) days after the date of its passage; and the City Clerk of the City of Encinitas is hereby authorized to use summary publication procedures pursuant to Government Code Section 36933 utilizing the Coast News, a newspaper of general circulation published in the City of Encinitas.

INTRODUCED at a regular meeting of the City Council of the City of Encinitas held on the 13th of November 2013, and

PASSED AND ADOPTED at a regular meeting of said City Council held the 11th day of December, 2013, by the following vote:

AYES:	Barth, Kranz, Muir, Shaffer.
NAYS:	None.
ABSENT:	Gaspar.
ABSTAIN:	None.

Teresa Arballo Barth

Teresa Arballo Barth, Mayor

ATTESTATION AND CERTIFICATION:

I hereby certify that this is a true and correct copy of Ordinance 2013-07 which has been published pursuant to law.

Kathy Hollywood

Kathy Hollywood, City Clerk

EXHIBIT A

Chapter 10.04.010

California Fire Code (Ord. 2013-07)

Summary of Amendments to the 2013 California Fire Code

Chapter 1 - Administration: includes city of Encinitas Validity, repeal of conflicting ordinances, resolutions or motions.

Chapter 2 - Definition section: includes added and revised definitions.

Chapter 3 - General Precaution against fire: Mid-rise buildings.

Chapter 5 - Fire Service Features: includes emergency access road dimensions, design, grade, marking, access gates (emergency strobe sensor), water tanks, fire hydrants and fire flow.

Chapter 9 - Fire Protection Systems Where Required: revised chapter numbering to align with 2013 California Fire Code.

Chapter 56 - Explosives and Fireworks: includes use, display, seizure and disposal information. Please note: additional requirements apply and are referenced in State Law, CCR-Title-19, Article 6.

Chapter 57 - Flammable and Combustible Liquids: above-ground tanks are prohibited.

Chapter 61 - Liquefied Petroleum Gases: bulk storage prohibited.

Chapter 10.04

2012 INTERNATIONAL FIRE CODE AND 2013 CALIFORNIA FIRE CODE (Ord. 2013-07)

SECTION 1

That a certain document, three (3) copies of which are on file in the office of the City of Encinitas Fire Department being marked and designated as the 2012 International Fire Code and 2013 California Fire Code, including appendix to Chapter 4, Appendix B, H and I, as published by the International Code Council, be and is hereby adopted as the Fire Code of the City of Encinitas, in the State of California regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, equipment use, and maintenance of buildings and structures, including that providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Fire Code on file in the office of the City of Encinitas Fire Department are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in **Section 2** of this ordinance.

SECTION 2

That the following sections are hereby revised:

Chapter 1 Administration

Section 101.5 City of Encinitas Validity

This section is revised to read:

The City Council of the City of Encinitas hereby declares that should any section, paragraph, sentence or word of this ordinance or of the code hereby adopted be declared for any reason to be invalid, it is the intent of the City Council of the City of Encinitas that it would have passed all other portions of this ordinance independently of the elimination here from of any such portion as may be declared invalid.

Section 102.13 Repeal of Conflicting Ordinances, Resolutions or Motions

This section is added to read:

All former ordinances, resolutions or motions, or parts thereof, including 2010-19, which conflict or are inconsistent with the provisions of this Ordinance or of the Code or standards hereby adopted are hereby repealed.

Chapter 2 Definitions

Section 202 General Definitions

This section is added or revised to read:

Fire Hazard - is any condition or conduct which: (a) increases or may increase the threat of fire to a greater degree than customarily recognized as normal by persons in the public service regularly engaged in preventing, suppressing or extinguishing fire or (b) may obstruct, delay, hinder or interfere with the operations of the fire department or egress of occupants in the event of fire.

Fireworks - is any combustible or explosive composition, or any substance or combination of substances, or device prepared for the purpose of producing a visible or an audible effect by combustion, explosion, deflagration or detonation, and shall include blank cartridges, toy pistols, toy cannons, toy canes, or toy guns in which explosives are used, firecrackers, torpedoes, sky-rockets, roman candles, Daygo bombs, sparklers, snap caps, poppers or other devices of like construction and any devices containing any explosive or flammable compound, or any tablet or other device containing any explosive substance, except that the term "fireworks" shall not include any auto flares, paper caps containing not in excess of an average of twenty-five hundredths of a grain of explosive content per cap and toy pistols, toy canes, toy guns or other devices for use of such caps, the sale and use of which shall be permitted at all times. "Fireworks" shall include snap caps and poppers, regardless of the amount of explosive content included in each device.

Hazardous Fire Area - Any geographic area mapped by the State or designated by the local jurisdiction as a moderate, high or very high fire hazard area, or which the FAHJ has determined is a hazardous fire area; the type and condition of vegetation, topography, weather, or structure density which may increase the possibility of the area being susceptible to wildfire.

Mid-Rise Building - A building not defined as a high-rise building by section 202 of the California Building Code and four stories or more in height. Measurements shall be made from the underside of the roof or floor above the topmost space that may be occupied to the lowest fire apparatus access road level. Nothing in Section 319 shall imply or allow a building height in excess of current City of Encinitas planning and zoning requirements.

Whenever the terms - "This Code" and "2012 International Fire Code" are used they shall mean the 2013 California Fire Code as modified by the City of Encinitas with the deletions, revisions and additions set forth in the amendments.

Chapter 3 General Requirements

Section 319 Mid-Rise Buildings

Section 319.1 General

This section is added to read:

All newly constructed mid-rise buildings or any mid-rise building which undergoes a major renovation that requires the complete vacancy of the building to complete the renovation shall require the installation of fire sprinklers throughout the building and a class 1 standpipe system with 2-1/2 inch hose outlets in each stair enclosure and on each floor level. The fire department

connection serving the fire sprinkler system and standpipe shall be interconnected on wet-pipe sprinkler and wet-pipe standpipe systems. A stand-alone fire department connection will be required for dry-pipe standpipe systems.

Section 319.1.2 Elevators
This section is added to read:

At least one elevator cab shall be assigned for fire department use, which shall serve all floors of the building.

Chapter 5 Fire Service Features

Section 503.1.2 Additional Access
This section is revised to read:

The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

The Chief may require one or more secondary means of access to a project, development or area where he deems that such access is necessary for emergency operations and/or evacuation. The maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:

Parcels zoned for less than 1 acre	800 feet
Parcels zoned for 1 acre to 4.99 acres	1,320 feet
Parcels zoned for 5 acres to 19.99 acres	2,640 feet
Parcels zoned for 20 acres or larger	5,280 feet

These requirements may be modified when in the opinion of the Chief conditions warrant.

All lengths shall be measured from the edge of the roadway sizes, requiring different length limits, the shortest allowable length shall apply.

Section 503.2.1 Dimensions
This section is revised to read:

Fire apparatus access roads shall have an unobstructed improved width of not less than 24 feet, except for single-family residential driveways serving no more than two single-family dwellings, which shall have a minimum of 16 feet of unobstructed improved width.

EXCEPTION:

1. Fire access roadways, gated entrances with card readers, guard stations or center medians, which have separated lanes of one-way traffic, shall be not less than 14 feet wide per lane.

Section 503.2.1.1 Road Phasing Policy- Single Family Dwellings
This section is added to read:

The fire access roadway requirement for widening existing improved fire apparatus roadway shall be per TABLE 503.2.1.1A – PHASING POLICY - Fire Apparatus Access and will extend from the property out to the nearest public road.

TABLE 503.2.1.1A - PHASING POLICY
Fire Apparatus Access – Single Family Dwellings

Number of Parcels	Unobstructed Road width	Roadways Over 600 foot Long	Extend to Nearest Public Road
1-2	16-foot, paved	Turnouts every 400-feet	Yes
3-8	20-foot, paved	Turnouts every 400-feet	Yes
9 or more	24-foot, paved	Not required	Yes

Existing legal lots that have easement access roadways less than 20 feet wide that provide primary access to other lots shall record a covenant granting easement rights for emergency vehicle ingress and egress purposes and shall relinquish rights to build any building, wall, fence or other structure within 5 feet of the existing access easement.

Section 503.2.3 Surface
This section is revised to read:

Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus not less than 75,000 lbs. and shall be provided with an approved paved surface to provide all-weather driving capabilities.

Section 503.2.7 Grade
This section is revised to read:

Grades exceeding 15.0% (incline or decline) on fire apparatus access roads shall not be permitted without mitigation. Minimal mitigation shall be a surface of Portland cement concrete (PCC), with a deep broom finish perpendicular to the entire direction of travel, or equivalent, to enhance traction the entire length of the grade. The Chief may require additional mitigation measures where he deems appropriate.

Section 503.2.8 Angles of Approach and Departure
This section is revised to read:

The angle of departure and angle of approach of a fire access roadway shall not exceed seven degrees (12 percent) or as approved by the Chief.

Section 503.2.9 Roadway Turnouts
This section is added to read:

Turnouts shall be a minimum of 10 feet wide and 30 feet long with a minimum 25 foot taper on each end.

Section 503.3 Marking
This section is revised to read:

When required by the fire code official, approved signs or other approved notices shall be provided for all public and private fire apparatus access roads to identify such roads or prohibit obstruction thereof. Signs or notices shall be maintained in a clean and legible condition at all times and shall be replaced or repaired when necessary to provide adequate visibility. All new public roads, all private roads within major subdivisions and all private roads serving four or more parcels shall be named. Road name signs shall comply with City of Encinitas standards.

Section 503.6 Security Gates
This section is revised to read:

No person shall install a security gate or security device across a fire access roadway without the fire code official's approval.

1. All gates providing access from a road to a driveway shall be located a minimum of 30 feet from the nearest edge of the roadway and shall be at least two feet wider than the width of the traffic lane(s) serving the gate.
2. An automatic gate across a fire access roadway or driveway shall be equipped with an approved emergency key-operated switch overriding all command functions and opening the gate.
3. A gate accessing more than four residences or residential lots or a gate accessing hazardous institutional, educational or assembly occupancy group structure, shall also be equipped with an approved emergency traffic control-activating strobe light sensor or other device approved by the fire code official, which will activate the gate on the approach of emergency apparatus with a battery back-up or manual mechanical disconnect in case of power failure.
4. An automatic gate shall meet fire department policies deemed necessary by the fire code official for rapid, reliable access.
5. An automatic gate serving more than one dwelling or residential lot in existence at the time of adoption of this chapter is required to install an approved emergency key-operated switch and/or an approved emergency traffic control-activating strobe light sensor approved by the fire code official, at an approved location, which overrides all

command functions and opens the gate. A property owner shall comply with this requirement within 90 days of receiving written notice to comply.

6. Where this section requires an approved key-operated switch, it may be dual-keyed or equipped with dual switches provided to facilitate access by law enforcement personnel.
7. Electric gate openers, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.

Section 507 Fire Protection Water Supplies

Section 507.2.2 Water Tanks
This section is revised to read:

Water storage tanks, when permitted by the Chief, shall comply with Table No. 507.2.2A.

WATER STORAGE TANKS

Table No. 507.2.2A

TABLE NO. 507.2.2A			
Building Square Feet	Gallons Per Minute Water Flow	Capacity Gallons	Duration Minutes
Up to 1,500	250	5,000	20
Over 1,500	250	10,000	40
When exposure distance is one hundred feet (100') or less from adjacent property or where additional hazards or higher fire flow exists, the required water storage may be modified by the fire code official.			

1. Tank elevation shall be equal to or higher than the fire department connection on the premises. Regardless of domestic use, all tanks shall be equipped with a device that will ensure that the tank contains the designated amount of water for fire flow duration as determined by the fire department. Tank size may be increased to serve multiple structures on a single parcel.

2. Supply outlet shall be at least 4 inches in diameter from the base of the tank to the point of outlet at the fire department connection. The fire department connection shall provide an approved means of controlling water flow.

3. The outlet shall be located along an access roadway and shall not be closer than 50 feet or further than 150 feet from the structure.
4. All exposed tanks and exposed supply pipes shall be of an alloy or other material listed for above ground use. Adequate support shall be provided.

Section 507.5.1 Where Required
This section is revised to read:

The location, type and number of fire hydrants connected to a water supply capable of delivering the required fire flow shall be provided on the public or private street, or on the site of the premises to be protected or both. Fire hydrants shall be accessible to the fire department apparatus by roads meeting the requirements of section 503.

Section 507.5.1.01 Requirements for single-family dwellings
This section is added to read:

In zones other than industrial, commercial and multi-family, fire hydrants shall be installed in accordance with Table No. 507.5.1.01A.

Table No. 507.5.1.01A

TABLE 507.5.1.01A	
Parcels ½ acre and larger:	Every 500 feet to the structure
Parcels less than ½ acre:	Every 350 feet

Section 507.5.1.02 Requirements for multi-family, commercial and industrial zones
This section is added to read:

In multi-family zones and in commercial and industrial zones, fire hydrants shall be installed at intersections, at the beginning radius of cul-de-sacs, and every 300 feet of fire access roadways, regardless of parcel size.

Chapter 9 Fire Protection Systems

Section 903.2 - Where Required
This section is revised to read:

Approved automatic sprinkler system in new building and structures shall be provided in the locations described in sections 903.2.1 through 903.2.12, and may be required in additions and remodels of existing structures as described in Section 903.2.01.1 and 903.2.03.

Life safety sprinkler systems shall meet National Fire Protection Association Standards 13-D and 13-R most current edition and the City of Encinitas installation policies as appropriate.

Section 903.2.01.1 Additions.

An automatic sprinkler system installed in accordance with 903.3 may be required to be installed throughout structures when the addition is more than 50% of the existing building or when the altered building will exceed a fire flow of 1,500 gallons per minute as calculated per Section 507.3. The fire code official may require an automatic sprinkler system be installed in buildings where no water main exists to provide the required fire flow or where a special hazard exists such as: poor access roads, grade, bluffs and canyon rims and hazardous brush.

Section 903.2.01.2 Remodels or Reconstruction.

An automatic sprinkler system installed in accordance with Section 903.3 may be required if the scope of work includes significant modification to the interior and/or roof of the building, and the cost of the installation does not exceed 15 percent of the construction costs of the remodel.

Section 903.2.02 Commercial and Group U.

An automatic sprinkler system installed in accordance with Section 903.3 shall be required in buildings and structures where the required fire flow exceeds 1500 gallons per minute as calculated by Section 507.3., or when the square footage of a new commercial building exceeds 5000 square feet. The fire code official may also require an automatic sprinkler system to be installed in buildings where no water main exists to provide the required fire flow or where a special hazard exists such as: poor access roads, grade, bluffs and canyon rims, hazardous brush.

Section 903.2.03 Exception

Agricultural buildings constructed of wood or metal frame, over which fabric or similar material is stretched, which are specifically used as green houses are exempt from the automatic sprinkler requirements unless physically connected to other structures.

Section 905 Standpipe Sytems

Section 905.3 Required Installations
This section is revised to read:

Standpipe systems shall be installed where required by Sections 905.3.01 through 905.3.10.1. Standpipe systems are allowed to be combined with automatic sprinkler systems.

Exception: Standpipe systems are not required in Group R-3 occupancies.

Section 905.3.01 Standpipes

A Class 1 standpipe with 2.5 inch hose valves shall be provided for all commercial buildings three levels or more in height, regardless of occupancy type. Hose valves shall be located in each stair enclosure and on each floor level, including the roof. For single story buildings or parking structures with large floor areas, class 1 standpipes may be required.

Chapter 56 Explosives and Fireworks

Section 5608.2 Fireworks
This section is added to read:

Fireworks shall not be sold, manufactured, disposed or discharged within the jurisdictional boundaries of the City of Encinitas, except when a permit is issued for public display, theatrical purposes and/or group entertainment by the fire department to a California State Fire Marshal licensed pyro-technician and the minimum requirements of Title-19, California Code of Regulations, Chapter-6, fireworks are met. The San Diego County Regulatory Ordinance, Title-3, Division-2, Chapter 1, section 32.101 through 32.108 may be used as a guide when enforcing these requirements.

Section 5608.3 Fireworks Penalty
This section is added to read:

Any person violating any provisions or failing to comply with this Chapter or the requirements of Title-19 California Code of Regulations, chapter 6, and/or San Diego County Regulatory Ordinance,Title-3, Division-2, Chapter 1, section 32.101 through 32.108, shall be guilty of a misdemeanor and upon conviction thereof, shall be punishable by a fine not to exceed One Thousand dollars ($1000) or by imprisonment in the County jail for a period of not more than one year or by both such fine and imprisonment.

SECTION 3
That the geographic limits referred to in certain sections of the 2013 California Fire Code are hereby established as follows:

Chapter 57 Flammable and Combustible Liquids

Section 5704.2.9.6.1 Locations where Above-ground Tanks are Prohibited
This section is revised to read:

In the City of Encinitas, (geographic limits in which the storage of Class I and Class II liquids in above-ground tanks outside of buildings is prohibited): The limits referred to in Section 5704.2.9.6.1 and 5706.2.4.4 of the 2013 California Fire Code and the 2012 International Fire Code in which storage of flammable or combustible liquids in outside aboveground tanks is prohibited are hereby established as the jurisdictional limits of the City of Encinitas.

EXCEPTIONS:

1. 2000 gallons maximum temporary (six months maximum) above ground tanks meeting UL 2085 for private use on farms, agricultural and rural property, remote construction sites, earth moving projects, gravel pits or borrow pits. Such tanks shall be specially designed, approved and listed, and have features incorporated into their

design which mitigates concerns for exposure to heat (two-hour fire resistance), ignition sources and mechanical damage. A fire department permit will be required.

2. Crankcase draining may be stored in specially constructed above ground storage tanks, approved by the Chief, with a maximum capacity of 550 gallons. Such tanks may be located within a building when the Chief deems appropriate, and the container meets the following: specially designed, approved and listed containers which have features incorporated into their design which mitigates concerns for exposure to heat, ignition sources and mechanical damage. Containers must be installed and used in accordance with their listing, and provisions must be made for leak and spill containment. In no case shall such storage be permitted in residential or institutional property. All installations require a fire department permit.

3. With the Chief's approval, Class I and II liquids may be stored in aboveground tanks inside or outside of buildings in specially designed, approved and listed containers which have features incorporated into their design which mitigates concerns for exposure to heat, ignition sources and mechanical damage. Class I liquids will be limited to 550 gallons and class II liquids will be limited to 1100 gallons.

Containers must be installed and used in accordance with their listing, and provisions must be made for leak and spill containment. The Chief may disapprove the installation of such containers when, in his opinion, their use presents a risk to life or property.

4. With the Chief's approval, temporary storage of a maximum 10,000 gallons of Class II liquids may be permitted for a period not to exceed ninety (90) days at remote construction sites, earth moving projects, gravel pits or borrow pits, consistent with 5704 and 5706.

Section 5705.2.4 Class I, II and III Liquids
This section is revised to delete Exception 4.

Section 5706 Special Operations

Section 5706.2.4.4 Locations where Above-ground Tanks are Prohibited
This section is revised to read:

The geographic limits in which, the storage of Class I and Class II liquids in above-ground tanks are prohibited in residential areas within the City of Encinitas.

Section 5706.4 Bulk Plants or Terminals
This section is revised to read:

The geographic limits in which bulk plants and terminals of flammable and combustible liquids are received are prohibited for the protection of heavily populated and congested areas and are hereby established as jurisdiction limits of the City of Encinitas.

Chapter 61 Liquefied Petroleum Gases

Section 6104.2 Maximum Capacity within Established Limits
This section is revised to read:

The geographic limits in which the bulk storage of liquefied petroleum gas is prohibited for the protection of heavily populated and congested areas is hereby established as jurisdiction limits of the City of Encinitas except for areas zoned by the County of San Diego for mixed, general or high impact industrial uses.

EXHIBIT A

FINDINGS

FOR REVISION OF THE CITY OF ENCINITAS AMENDMENTS TO THE 2013 CALIFORNIA FIRE CODE OF THE CALIFORNIA CODE OF REGULATIONS TITLE 24, PART 9

As required by Health and Safety Code section 17958 the City of Encinitas does herewith make express findings that amendments to the California Building Standards Code are necessary for the protection of the public health, safety and welfare due certain climatic, topographic or geological features existing in the City of Encinitas.

The following matrix lists the City of Encinitas amendments and the corresponding express findings. Minor editorial changes or typographical corrections to the Fire Code are not shown in these findings. The full texts of the proposed City of Encinitas amendments are shown in City of Encinitas Fire Code.

MATRIX OF FINDINGS		
2013 California Fire Code Amendments		
Chapters or Sections	**PAGE NUMBER**	**FINDING NUMBER(S)**
Chapter 1 Administration	2	
Section 101.5 Validity	2	All
Section 102.13 Repeal Conflicting Ordinance	2	All
Chapter 2 Definitions	2,3	All
Chapter 3 General Precautions Against fire	3,4	
Section 319.1 and 319.2 Mid-Rise Buildings	3,4	A,D,E,F
Chapter 5 Fire Service Features	4,5,6,7,8	A,B,C,&D
Section 503.1.2 Additional Access	4	A, B,C,D & E
Section 503.2.1 Dimensions	4,5	B,C & D
Section 503.2.3 Surface	5	B,C,& D
Section 503.2.7 Grade	5	B, C
Section 503.2.8 Angles of Approach and Departure	6	B,C
Section 503.2.8 Roadway Turnouts	6	A,B,C,D,E,F
Section 503.3 Marking	6	A,B,C,D,E,F
Section 503.6. Security Gates	6,7	A,B,C,D,E,F
Section 507.2.2 Water Storage Tanks	7	B, C & E
Section 507.5.1.01 Required Installation	8	All
Chapter 9 Fire Protection Systems	8,9	B,C,D & E
Section 902.1 Life Safety Sprinkler System	8	B,C, & E
Section 903.2 Where Required	8	All
Section 903.2.01.1 Additions	9	All
Section 903.2.01.2 Remodels or reconstruction	9	All

Section 903.3.02 Commercial and Group U	9	All
Section 903.2.03 Exception for agricultural building	9	All
Section 905.3.01 Standpipes	9	All
Chapter 56 Fireworks	10	
Section 5608.2 Fireworks – use, display, disposal, seizure	10	B,C
Section 5608.4 Fireworks Penalty	10	B,C
Section 3	10,11,12	
Chapter 57 Flammable Combustible Liquids	10,11,12	All
Section 5704.2.9.6.1 Class I & Class II Flammable Liquids	10,11	All
Section 5705.2.4 Class I, II, and III Liquids	11,12	All
Section 5706.2.4.4 Class I & Class II Storage in residential	11	All
Chapter 61 Liquefied Petroleum Gases	12	
Section 6104.2 Bulk Storage of Liquefied Petroleum Gases	12	All
Appendix "B" Fire –Flow Requirements for Buildings		All
Appendix "H" Hazardous Materials Management Plans (No Amendments to appendix		All
Appendix "I" Fire Protection Systems –Non-Compliant Conditions (No Amendments to appendix)		All

Findings for the Fire Code

The City Council hereby makes the following findings concerning the special circumstances and the climatic, topographic and geological conditions that: (a) exist in the City of Encinitas; (b) increase the exposure of the public to the dangers of fire; (c) could severely restrict the response of emergency services to fire dangers; and (d) can be mitigated by amendments to the international fire and construction codes:

Finding A

The City of Encinitas is bisected by a major transportation corridor (Interstate 5) which traverses in a north/south direction. Interstate 5 is used to transport hazardous materials and is designated by the State of California as an approved route for transporting highly toxic and radioactive materials.

The City of Encinitas is bisected by a railroad line running north/south. Hazardous materials are transported on the railroad.

Underground pipes run parallel to the railroad line and carry natural gas under high pressure. Underground pipes run in a north/south direction in the eastern portion of the City and carry liquid petroleum under high pressure.

The transport, through the City, of hazardous, toxic and radioactive materials, as well as natural gas and liquid petroleum, on a regular basis, increases the threat of fire ignition and spread. This adds to the fire danger posed by the City's climatic, topographic and geological conditions.

Finding B

The City of Encinitas's topography is characterized by many large hillsides. The City's climate promotes the heavy growth of natural vegetation that covers the hillsides and is highly flammable, especially in the dry season.

There are numerous areas of wildland-urban interface where structures, especially residences, are in close proximity to that natural vegetation.

The City's climate is characterized by Santa Ana conditions involving dry gusty winds. In summer and fall, the typical weather is hot and dry. In combination, these climatic conditions create an extreme fire danger to the community.

Seasonal winds also have the potential for impeding emergency vehicle access by toppling trees (especially eucalyptus which is a species that is prevalent in the City and susceptible to being felled by winds).

As a result of the above conditions, the risk of fire ignition is greater. Also, once a fire is ignited, it is more likely that embers will be blown into the air, increasing the spread of the fire into the community. Therefore, land use projects need to be developed to provide a greater ability to avoid fire ignition, suppress fires, and facilitate access of emergency vehicles.

Finding C

The City of Encinitas is situated on the west slope of the coastal foothills that contain drainages, including Escondido Creek, which contribute to flooding within the community.

Because flooding conditions can impede fire service vehicles reaching the site of a fire, land use projects need to be developed to provide a greater ability to avoid fire ignition, suppress fires, and facilitate access of emergency vehicles.

Finding D

The City of Encinitas is situated near the Rose Canyon Fault, the Elsinore Fault, and the Agua Caliente Fault.

A cluster of faults known as the "South Coast Offshore Zone of Deformation" is located off the City's coast. These geologic conditions are capable of generating earthquakes of significant magnitude at any time.

An earthquake may: (1) cause fires; (2) impede emergency vehicles responding to fires; and (3) interrupt the City's water supply which is needed to fight fires.

Because the community is subject to damage from earthquakes, land use projects need to be developed to provide a greater ability to avoid fire ignition, suppress fires, and facilitate access of emergency vehicles.

Finding E

The City of Encinitas and Southern California are semi-arid regions and experience water shortages from time to time. Those shortages can have a severely adverse effect on water availability for fire fighting.

Fires starting in sprinkled buildings are typically controlled by one to three sprinkler heads, flowing as little as 13 gallons per minute.

Hose streams used by engine companies on well established structure fires operate at approximately 250 gallons per minute each, and the estimated water needed for a typical residential fire is 1,250 to 1,500 gallons per minute, according to the Insurance Service Office and the Uniform Fire Code. The water estimate for a commercial building is typically greater than that of a residential structure.

Under circumstances such as; lack of water infrastructure, earthquakes, multiple fires and wildland fires within a community, the limited water demand needs of residential fire sprinklers would control and extinguish many fires before they spread from building to wildland, or building to building. In such a disaster, water demands needed for conflagration firefighting probably would not be available.

Finding F

Due to the sloping topography and coastal foothills in the City of Encinitas, the potential exists that new and future development will result in taller buildings on smaller parcels. Defining mid-rise buildings from 75 feet in height to four stories or more in height modifies the application of special provisions for these buildings to all occupancies. Because of the need to mitigate the potential danger of mid-rise this change is necessary.

In addition, the limitations of available firefighting equipment, limited availability of human resources in local fire departments, and the necessity to climb vertically up flights of stairs, greatly impacting the response time to reach an incident scene, it is necessary to define the height of midrise buildings. The reduced height and built in protection will mitigate extended fire department response time and keep incidents manageable.

Finding G

Based upon the circumstances previously described, the protection of persons and property requires the City to adopt standards that are more stringent than those set forth in: (1) the State Building Standards Code Sections, 202, 319, 503, 507, 903, 905, 5608, 5704, 5705, 5706, 6104, B, H, I and Section 3 of the International Fire Code.